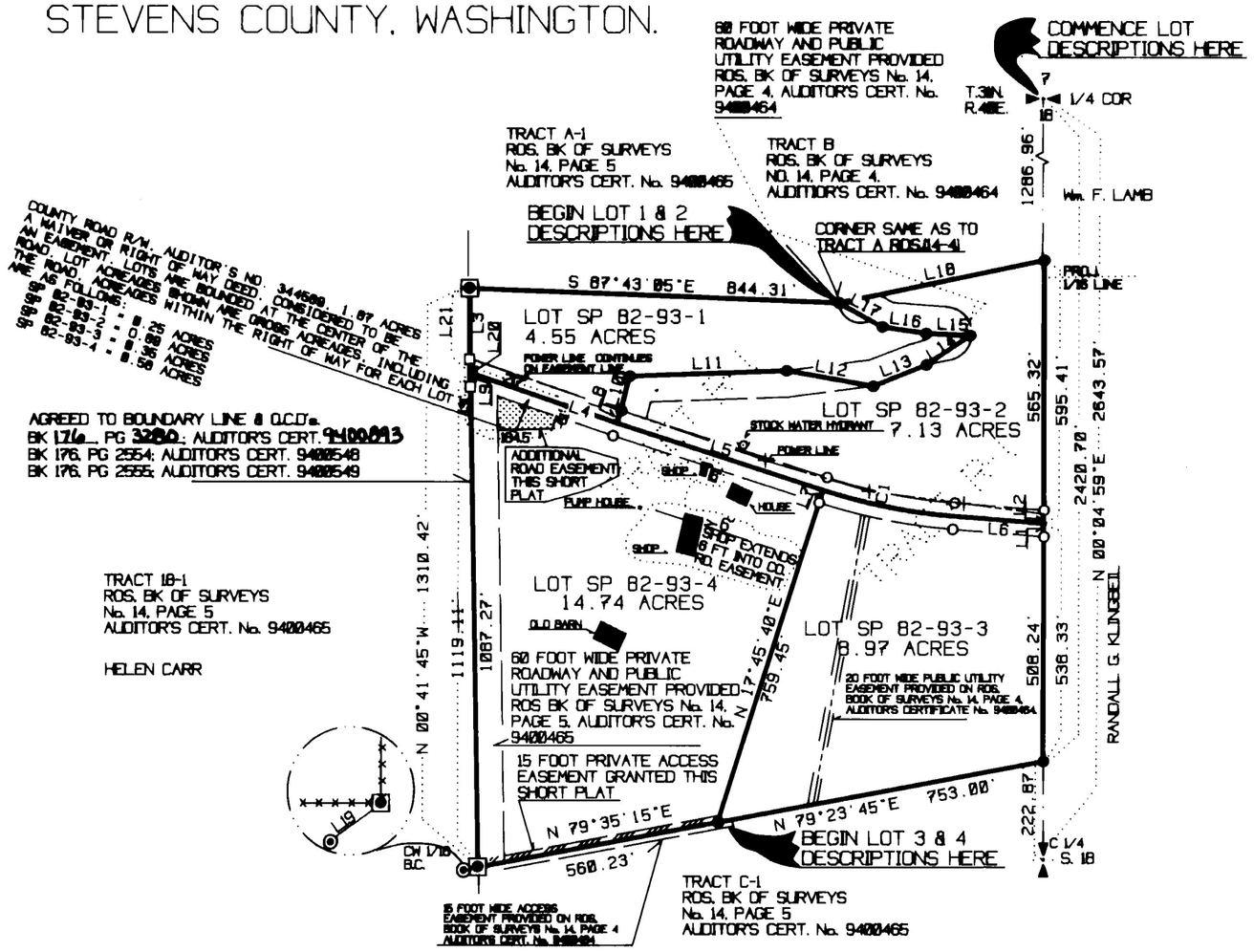
SHORT PLAT BY SURVEY NO. SP 82-93

A SURVEY WITHIN TRACT R-1 OF THAT RECORD OF SURVEY BOOK OF SURVEYS No. 14, PAGE 5; AUDITOR'S CERT. #9400465 LOCATED IN THE WEST 1/2 OF SEC. 18, T.31N., R.40E., W.M., STEVENS COUNTY, WASHINGTON.



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	13°14'53"	1309.36'	302.75'	152.05'	302.08'	S 78°48'26"E

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L 1	N 00°04'59"E	30.09'	L 11	N 87°57'24"E	358.09'
L 2	N 00°04'59"E	30.09'	L 12	S 79°59'45"E	199.65'
L 3	N 00°41'45"W	159.46'	L 13	N 68°06'30"E	130.09'
L 4	S 71°05'24"E	354.63'	L 14	N 56°32'54"E	120.14'
L 5	S 72°11'00"E	493.62'	L 15	N 87°25'06"W	100.63'
L 6	S 05°25'53"E	204.39'	L 16	N 81°30'24"W	100.09'
L 7	S 17°49'00"W	30.00'	L 17	N 61°06'41"W	112.07'
L 8	N 18°21'48"E	30.00'	L 18	N 78°14'10"E	475.04'
L 9	S 00°41'45"E	31.84'	L 19	N 75°36'09"E	28.30'
L 10	N 14°00'08"E	80.12'	L 20	S 00°41'45"E	31.85'
			L 21	S 00°41'45"E	191.31'

0 300 600

LEGEND:

- ● FD: 2" AL. CAP ON A 5/8" REBAR, STAMPED LS15703, & TRACT CORNER MARKED.
- ○ FD: 2" AL. CAP ON A 5/8" REBAR, STAMPED LS15703, & TRACT CORNER MARKED. SERVES AS A REFERENCE MONUMENT TO THE ACTUAL CORNER, 30 FT DISTANT (OR THE DISTANCE NOTED) IN THE CENTER OF THE ROAD.
- ◉ FD: 2" BRASS CAP ON A 1-1/2" IRON PIPE, STAMPED AS TO CORNER
- ▣ FD: 2-3/4" X 2-3/4" SQ. RED PLASTIC CAP ON A 3/4" REBAR, STAMPED LS15703
- □ FD: 2-3/4" X 2-3/4" SQ. RED PLASTIC CAP ON A 3/4" REBAR, STAMPED LS15703 SERVES AS A REFERENCE MONUMENT TO THE ACTUAL CORNER, AT THE NOTED DISTANCE IN THE CENTER OF THE ROAD.
- ▶◀ FD: 2" BRASS CAP FOR A 1/4 CORNER

EXTERIOR LINES TO THIS SHORT PLAT ARE FOUND TO BE THE RECORD OF THOSE LINES AS DETERMINED ON ROS, BK OF SURVEYS No. 14, PAGE 5, AUDITOR'S CERT. No. 9400465.

SURVEYOR'S CERTIFICATION:

I, ROBERT J. SHELTON, PROFESSIONAL LAND SURVEYOR IN THE STATE WASHINGTON, REGISTERED AS NUMBER LS15703, DO HEREBY CERTIFY TO YELLOWSTONE BASIN PROPERTIES, INC. THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION DURING THE MONTHS OF AUGUST THROUGH NOVEMBER, 1993, THAT THIS PLAT WAS DRAFTED IN JANUARY, 1994 ACCORDING TO WASHINGTON CODES AND STEVEN COUNTY REGULATIONS, THAT THE MONUMENTS ARE SET AS SHOWN AND THAT THE PLAT IS A TRUE REPRESENTATION OF THE SURVEY AS IT IS ON THE GROUND. FURTHER I CERTIFY THAT THIS DRAWING AND THE SURVEY UPON WHICH IT IS BASED IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, 1992, AND THAT ALL IMPROVEMENTS AND OTHER FEATURES READILY VISIBLE UPON THE PARCEL SURVEYED OR EXTENDING WITHIN 5 FEET OF THE BOUNDARY OF SAID PARCEL ARE SHOWN ON THE DRAWING.

ROBERT J. SHELTON
WASHINGTON REG. LS #1 5703

1-19-94

EXPIRES 12-5-96

SURVEY PERFORMED FOR:
YELLOWSTONE BASIN PROPERTIES, INC.
1119 NORTH 7th AVENUE
BOZEMAN, MT 59715
406-587-5469

SURVEY PERFORMED BY:
ROBERT J. SHELTON
c/o GORDON SORENSON ENGINEERING
2610 GUNSIGHT COURT
MISSOULA, MT 59801
406-549-9693

FILE: C:>961/93961 C:>CADDS/DCD/93961SHP.DCD

LEGAL DESCRIPTIONS:

CERTAIN TRACTS OF LAND WITHIN TRACT R-1, RECORD OF SURVEY, BOOK OF SURVEYS No. 14, PAGE No. 5, AUDITOR'S CERTIFICATE No. 9400465, LOCATED WITHIN THE W1/2, SEC. 18, T.31 N., R.40 E., WILLAMETTE MERIDIAN, STEVENS COUNTY, WASHINGTON, INDIVIDUALLY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT SP 82-93-1

COMMENCING AT THE ONE-QUARTER CORNER COMMON TO SECTIONS 18 AND 7, T.31 N., R.40 E., W.M.; THENCE S 00°04'59"W ALONG THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 18, 1286.96 FEET TO THE EAST CORNER COMMON TO TRACTS B AND R, RECORD OF SURVEY, BOOK OF SURVEYS 14, PAGE 4, AUDITOR'S CERTIFICATE 9400464; THENCE S 78°14'10"W ALONG THE LINE BETWEEN SAID TRACTS, 475.04 FEET TO THE CORNER COMMON TO TRACTS B AND A, SAID RECORD OF SURVEY AND THE TRUE POINT OF BEGINNING; THENCE S 61°06'41"E, 112.07 FEET; THENCE S 81°30'24"E, 100.09 FEET; THENCE S 87°25'06"E, 100.63 FEET; THENCE S 56°32'54"W, 120.14 FEET; THENCE S 87°57'24"W, 358.09 FEET; THENCE S 68°06'30"W, 130.09 FEET; THENCE N 79°59'45"W, 199.65 FEET; THENCE S 87°57'24"W, 358.09 FEET; THENCE S 14°00'08"W, 80.12 FEET; THENCE S 87°21'48"W, 30.00 FEET TO A POINT ON THE AS CONSTRUCTED CENTERLINE OF A COUNTY HIGHWAY (DEED RECORD AUDITOR'S CERTIFICATE 9400465); THENCE N 71°05'24"W ALONG SAID CENTERLINE, 354.63 FEET TO A POINT ON AN AGREED BOUNDARY LINE AS SHOWN ON RECORD OF SURVEY IN BOOK OF SURVEYS 14, PAGE 5, AUDITOR'S CERTIFICATE 9400465; THENCE N 00°41'45"W ALONG SAID AGREED LINE, 191.31 FEET TO THE CORNER COMMON TO TRACTS A-1 AND R-1 LAST SAID RECORD OF SURVEY; THENCE S 87°43'05"E ALONG THE LINE COMMON TO LAST SAID TRACTS, 844.31 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 4.55 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED IN ACCORDANCE TO THE WITHIN SHORT PLAT, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND/OR APPARENT.

LOT SP 82-93-2

COMMENCING AT THE ONE-QUARTER CORNER COMMON TO SECTIONS 18 AND 7, T.31 N., R.40 E., W.M.; THENCE S 00°04'59"W ALONG THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 18, 1286.96 FEET TO THE CORNER COMMON TO TRACTS B AND R, RECORD OF SURVEY, BOOK OF SURVEYS 14, PAGE 4, AUDITOR'S CERTIFICATE 9400464; THENCE S 78°14'10"W ALONG THE LINE BETWEEN SAID TRACTS, 475.04 FEET TO THE CORNER COMMON TO TRACTS B AND A, SAID RECORD OF SURVEY AND THE TRUE POINT OF BEGINNING; THENCE N 78°14'10"E ALONG THE LINE COMMON TO SAID TRACTS B AND R, 475.04 FEET TO A POINT ON THE SAID MID-SECTION LINE; THENCE S 00°04'59"W ALONG SAID MID-SECTION LINE, 595.41 FEET TO A POINT ON THE AS CONSTRUCTED CENTERLINE OF A COUNTY HIGHWAY (DEED RECORD, AUDITOR'S CERTIFICATE 9400465); THENCE N 05°25'53"W ALONG SAID CENTERLINE, 204.39 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT WITH CENTER BEING N 84°34'07"E, 1309.36 FEET; THENCE CONTINUING ALONG SAID CENTERLINE AN ARC DISTANCE OF 302.75 FEET; THENCE N 72°11'00"W CONTINUING ALONG SAID CENTERLINE, 493.62 FEET; THENCE N 18°21'48"E, 30.00 FEET; THENCE N 14°00'08"E, 80.12 FEET; THENCE N 87°57'24"E, 358.09 FEET; THENCE S 79°59'45"E, 199.65 FEET; THENCE N 68°06'30"E, 130.09 FEET; THENCE N 56°32'54"E, 120.14 FEET; THENCE N 87°25'06"W, 100.63 FEET; THENCE N 81°30'24"W, 100.09 FEET; THENCE N 61°06'41"W, 112.07 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 7.13 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED IN ACCORDANCE TO THE WITHIN SHORT PLAT, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND/OR APPARENT.

LOT SP 82-93-3

COMMENCING AT THE ONE-QUARTER CORNER COMMON TO SECTIONS 18 AND 7, T.31 N., R.40 E., W.M.; THENCE S 00°04'59"W ALONG THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 18, 2,420.78 FEET TO THE CORNER COMMON TO TRACTS C-1 AND R-1, RECORD OF SURVEY, BOOK OF SURVEYS 14, PAGE 5, AUDITOR'S CERTIFICATE 9400465; THENCE S 79°23'45"W ALONG THE LINE BETWEEN SAID TRACTS, 753.00 FEET TO A MONUMENT AND THE TRUE POINT OF BEGINNING; THENCE N 17°45'40"E, 759.45 FEET; THENCE N 17°49'00"E, 30.00 FEET TO A POINT ON THE AS CONSTRUCTED CENTERLINE OF A COUNTY HIGHWAY, (DEED RECORD, AUDITOR'S CERTIFICATE 9400465) AND A NON-TANGENT CURVE WITH CENTER BEING N 17°49'00"E, 1309.36 FEET; THENCE COUNTER-CLOCKWISE ALONG SAID CENTERLINE AN ARC DISTANCE OF 302.75 FEET; THENCE S 05°25'53"E CONTINUING ALONG SAID CENTERLINE, 204.39 FEET TO A POINT ON THE SAID MID-SECTION LINE; THENCE S 00°04'59"W ALONG SAID MID-SECTION LINE, 536.33 FEET TO THE CORNER COMMON TO TRACTS C-1 AND R-1, RECORD OF SURVEY, BOOK 14, PAGE 5, AUDITOR'S CERTIFICATE 9400465; THENCE S 79°23'45"W ALONG THE LINE BETWEEN SAID TRACTS, 753.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 8.97 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED IN ACCORDANCE TO THE WITHIN SHORT PLAT, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND/OR APPARENT.

LOT SP 82-93-4

COMMENCING AT THE ONE-QUARTER CORNER COMMON TO SECTIONS 18 AND 7, T.31 N., R.40 E., W.M.; THENCE S 00°04'59"W ALONG THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 18, 2,420.78 FEET TO THE CORNER COMMON TO TRACTS C-1 AND R-1, RECORD OF SURVEY, BOOK OF SURVEYS 14, PAGE 5, AUDITOR'S CERTIFICATE 9400465; THENCE S 79°23'45"W ALONG THE LINE BETWEEN SAID TRACTS, 753.00 FEET TO A MONUMENT AND THE TRUE POINT OF BEGINNING; THENCE S 79°35'15"W CONTINUING ALONG SAID LINE BETWEEN SAID TRACTS TO A POINT BEING THE SOUTHEAST CORNER OF AN AGREED BOUNDARY LINE AS SHOWN ON RECORD OF SURVEY IN BOOK OF SURVEYS 14, PAGE 5, AUDITOR'S CERTIFICATE 9400465; THENCE N 00°41'45"W ALONG SAID AGREED BOUNDARY LINE, 1119.11 FEET TO A POINT ON THE AS CONSTRUCTED CENTERLINE OF A COUNTY HIGHWAY, (DEED RECORD, AUDITOR'S CERTIFICATE 9400465); THENCE S 71°05'24"E ALONG SAID CENTERLINE, 354.63 FEET; THENCE S 72°11'00"E CONTINUING ALONG SAID CENTERLINE, 493.62 FEET; THENCE S 17°49'00"W, 30.00 FEET; THENCE S 17°45'40"W, 759.45 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 14.74 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED IN ACCORDANCE TO THE WITHIN SHORT PLAT, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND/OR APPARENT.

RESTRICTIONS:

1. NO TRACT OR LOT SHALL BE FURTHER DIVIDED FOR SALE OR LEASE WITHOUT THE PRIOR AUTHORIZATION FROM THE PLAT ADMINISTRATOR.
2. THIS PLAT IS APPROVED AS A RESIDENTIAL SUBDIVISION AND NO LOT IS TO HAVE MORE THAN ONE SINGLE FAMILY RESIDENTIAL UNIT. CONVERSION OF ANY LOT TO OTHER THAN ITS AUTHORIZED OCCUPANCY MUST BE PROCEEDED BY A SEPARATE APPLICATION AND REVIEW PROCESS.
3. PRIOR TO CONSTRUCTION, PLACEMENT OR DEVELOPMENT OF ANY LIVING QUARTERS, WELLSITE OR ROADWAY WITHIN THIS PLAT, A PERMIT TO INSTALL AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE SECURED FROM THE NORTHEAST TRI-COUNTY HEALTH DISTRICT.
4. THIS PLAT HAS BEEN REVIEWED BY THE NORTHEAST TRI-COUNTY HEALTH DISTRICT FOR USE OF ON-SITE SEWAGE DISPOSAL SYSTEMS IN ACCORDANCE WITH REGULATIONS IN EFFECT AT THE TIME THE PLAT APPLICATION WAS RECEIVED. UNLESS STATED OTHERWISE, APPROVAL OF THIS PLAT DOES NOT WARRANT OR IMPLY THE ISSUANCE OF A PERMIT TO INSTALL ANY SPECIFIC TYPE OF ON-SITE SEWAGE DISPOSAL SYSTEM. PERMITS FOR ON-SITE SEWAGE DISPOSAL SYSTEMS WILL BE ISSUED BASED UPON REQUIREMENTS OF REGULATIONS IN EFFECT AT THE TIME THE PERMIT APPLICATION IS SUBMITTED.
5. PRIOR TO CONSTRUCTION, PLACEMENT OR DEVELOPMENT OF ANY STRUCTURES WITHIN THIS PLAT, A PERMIT SHALL BE SECURED FROM THE STEVENS COUNTY BUILDING DEPARTMENT.
6. PRIOR TO CONSTRUCTION OR PLACEMENT OF ANY APPROACH ONTO A COUNTY ROAD, AN ACCESS PERMIT SHALL BE SECURED FROM THE STEVENS COUNTY DEPARTMENT OF PUBLIC WORKS.

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, DO HEREBY ACKNOWLEDGE THAT THIS PLAT, AS DESCRIBED HEREON, HAS BEEN MADE WITH OUR CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

YELLOWSTONE BASIN PROPERTIES, INC. by

Brian L. Harvey Vice President

ACKNOWLEDGEMENTS:

COUNTY OF Kootenai
STATE OF Idaho

ON THIS 18th DAY OF January, 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Idaho PERSONALLY APPEARED Brian L. Harvey THE Vice President OF YELLOWSTONE BASIN PROPERTIES, INC., A MONTANA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HEREONTO SET MY HAND AND AFFIX MY SEAL, THE DAY ABOVE FIRST WRITTEN.

Brian L. Dunson
NOTARY PUBLIC IN AND FOR THE STATE OF Idaho
RESIDING AT Hayden Lake MY COMMISSION EXPIRES ON 12-16-99

PLAT CERTIFICATE:

EXAMINED AND APPROVED THIS 1st DAY OF February 1994.

Connie M. Anderson
PLAT ADMINISTRATOR

AUDITOR'S CERTIFICATE:

FILED FOR RECORD IN THE AUDITOR'S OFFICE OF STEVENS COUNTY, WASHINGTON ON THE 1st DAY OF February, 1994, AT 1:00 P.M. AND RECORDED IN BOOK C OF SHORT PLATS BY SURVEY ON PAGE 46 AND IN OFFICIAL VOLUME 177 ON PAGE 190 AT THE REQUEST OF THE STEVENS COUNTY PLAT ADMINISTRATOR.

Tim Gray
STEVENS COUNTY AUDITOR

FEE: 22.00
26.00
2.00

9401258